


## Seekonk Master Plan

### Land Use Chapter

**Goal 1: Encourage compact, mixed-use or larger-scale commercial development at key locations along Route 6 and other Commercial Corridors.**



Strategy <sup>4</sup>~~1~~: Produce updated zoning and design guidelines (apply to existing mixed-used overlay or revisit it) for general business areas and infill development and to provide a strategy to repurpose unused parking space. (linking to Economic Development Chapter)

Strategy <sup>3</sup>~~2~~: Retrofit and right-size key parcels on Route 6 to develop a Seekonk-specific character along the corridor.

Strategy <sup>3</sup>~~2~~: Investigate the possibility of adding sewer service along Route 6. (linking to Services and Facilities & Economic Development Chapters)

Strategy <sup>4</sup>~~1~~: Support planning and improvement efforts along the corridor to review streetscape, intermodal transit and other improvements (signage, sidewalks, etc.) to highlight the corridor as a regional shopping destination and gateway to the Town and Commonwealth.

**Goal 2: Focus efforts on developing “town centers” at Bakers Corner and Luther’s Corner that promotes a mix of uses, provides a cluster of community services, encourages appropriately scaled business development, and creates a centralized gathering place.**

Strategy 1: Create a zoning district for Baker’s Corner that encourage mixed-use village-style Development.

Strategy 2: Pursue transportation investment strategies that complement village-style development, such as MassDOT Complete Streets.

Strategy 3: Develop urban design guidelines to advocate for public realm improvements, such as building design, parking, public spaces, development scale, and ground floor experience.

Strategy 4: Foster activity in the designated town center, utilizing the space for civic, cultural, and economic activity.

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Strategy 5: Continue to support efforts to remediate and return the Attleboro Dyeworks Brownfield site to active use.

### Goal 3: Maintain Seekonk's rural character by preserving open space and encouraging growth that is sensitive to natural resources and climate resilience.

Strategy 1: Continue partnerships between private landowners, land conservation groups, and state and local governments to enable future open space acquisitions.

Strategy 2: Investigate a Transfer of Development Rights (TDR) bylaw.

Strategy 3: Create a list of properties of conservation and preservation interests that lists the potential methods of acquisitions and a funding source to maintain them.  
(Linking to Open Space and Recreation Plan/Chapter)

Strategy 4: Continue to address the action items in the 2020 Municipal Vulnerability Plan. (Link to the Open Space and Recreation Plan/Chapter)

Strategy 5: Review residential setback and buffering requirements for commercial and industrial zoning districts (Highway Business, Local Business, and Industry districts).

Strategy 6: Review mixed use multifamily development zoning provisions and consider appropriate minimum density requirements (unit/ square foot of lot area) versus the current 8-unit limit.

## Goal 4: Support appropriate development and improvements along the Route 44 Corridor

Strategy 1: Support planning and improvement efforts along the corridor to review streetscape and other improvements (signage, sidewalks, etc.) to highlight the corridor as a local shopping destination and gateway to the Town and Commonwealth.

Strategy 2: Encourage mixed use development and redevelopment in the portions of the corridor zoned for Highway Business and Local Business.

Strategy 3: Review Mixed Use Overlay Zoning District Language to ensure adequate protections for residential uses within and abutting the overlay district.

## Transfer of Development Rights (TDR)

TDR is a regulatory strategy that harnesses private market forces to accomplish local goals for growth. First, open space is permanently protected for water supply, agricultural, habitat, recreational, or other purposes via the transfer of some or all of the development that would otherwise have occurred in these sensitive places to more suitable locations that are identified by the community. Second, other locations, such as city and town centers or vacant and underutilized properties, become more vibrant and successful as the development potential from the protected resource areas is transferred to them. In essence, development rights are "transferred" from one district (the "Sending Area") to another (the "Receiving Area"). Communities using TDR are generally shifting development densities within the community to achieve both open space and economic goals without changing their overall development potential. While less common, TDR can also be used for preservation of historic resources. - Commonwealth of Massachusetts Smart Growth/Smart Energy Toolkit.

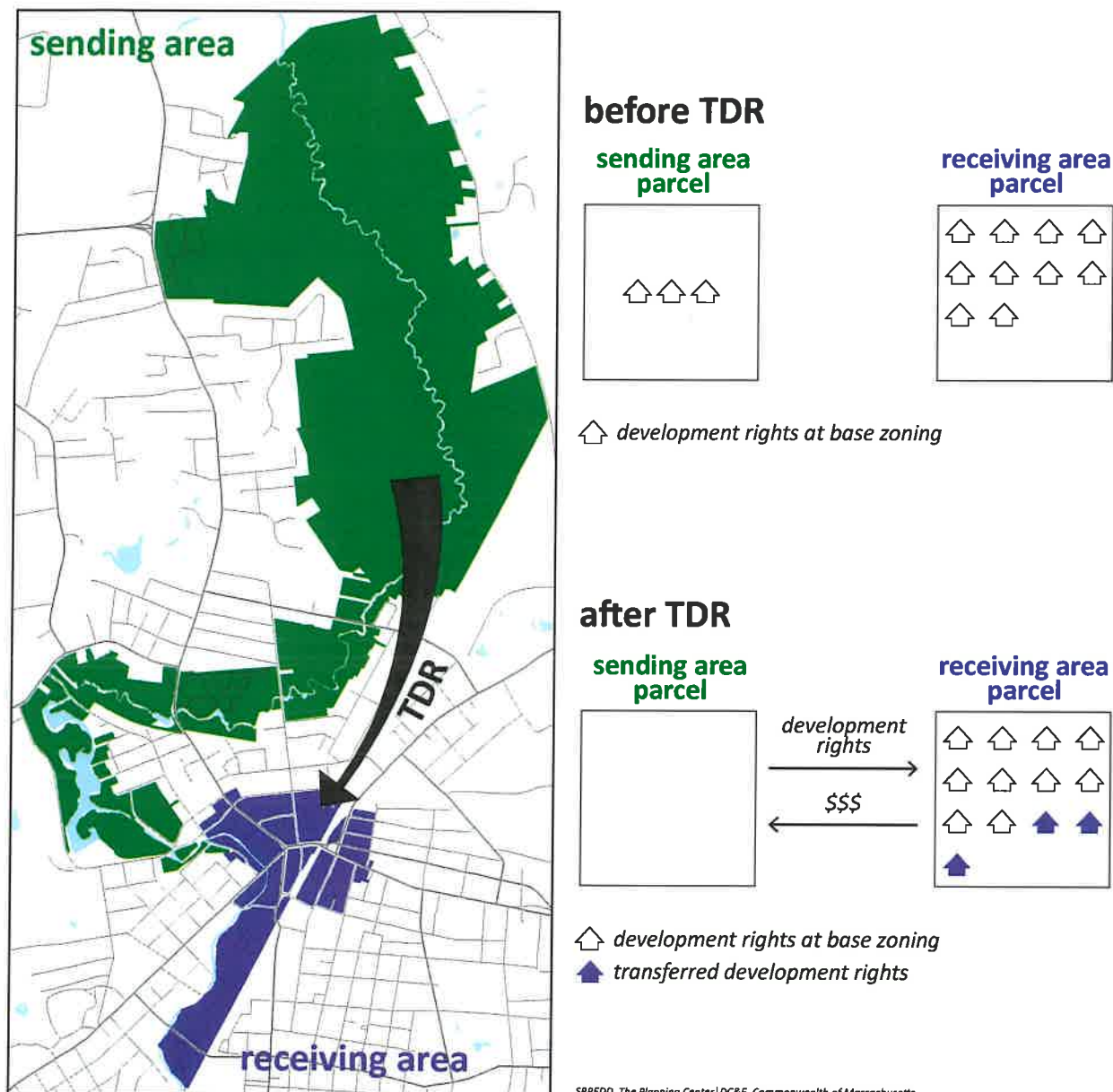


Diagram explaining how Transfer of Development Rights works.